

CRACE MATTHEW & CHRISTINE DANIELLE
75125 EDWARDS ROAD
YULEE, FL 32097

01-2N-27-1270-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY	
Exterior Wall		10		ABOVE AVG 70		0100		01		2,145		121.7160		121.72		261,089		2005		2005		0		0		9.15		90.85		VALUATION BY	
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 0% - 0								Heated Area: 1853														STANDARD	
Roof Structure		03		GABLE/HIP 100																										Tax Group: 4	
Roof Cover		03		COMP SHNGL 100																										Tax Dist:	
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE	
Interior Floo		14		CARPET 80																										TOTAL MARKET OB/XF VALUE	
Interior Floo		08		SHT VINYL 20																										TOTAL LAND VALUE - MARKET	
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE	
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction	
Bedrooms		3		100																										ASSESSED VALUE	
Bedrooms		2		100																										TOTAL EXEMPTION VALUE	
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE	
Stories		1.		1. 100																										TOTAL JUST VALUE	
Units		00		NONE 100																										NCON VALUE	
Occupancy		00		NONE 100																										INCOME VALUE	
Quality		06		Quality Level 06																										PREVIOUS YEAR MKT VALUE	
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				4044.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,853		100		2005		1,853		204,909																					
FGR		440		55		2005		242		26,761																					
FOP		28		30		2005		8		885																					
FOP		140		30		2005		42		4,644																					
TOTALS		2,461						2,145		237,199																					
EXTRA FEATURES																															
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
1		0811		CONCRETE B		0 0		0 0		552.00		SF		5.20		5.20		100		2005		2005		3		84		2,411			
2		0855		CONC PAVER		0 0		19 3		57.00		SF		10.00		10.00		100		2006		2006		3		86		490			
3		0471		VINYL FNC		0 0		0 0		5.00		LF		32.00		32.00		100		2008		2008		3		72		115			